171.0	0001	0016.B	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	784,500 /	784,500
					USE VALUE:	784,500 /	784,500
					ASSESSED:	784,500 /	784,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		CLAREMONT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GERMAINE LAWRENCE INCORPORAT
Owner 2:	
Owner 3:	
Street 1:	18 CLAREMONT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ORDER OF SAINT ANNE -
Owner 2:	-
Street 1:	18 CLAREMONT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .511 Sq. Ft. of land mainly classified as Housing, Oth with a College Building built about 1993, having primarily Clapboard Exterior and Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
959	22273.000	4,900		779,600	784,500
Total Card	0.511	4,900		779,600	784,500
Total Parcel	0.511	4,900		779,600	784,500

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 198183

GIS Ref

GIS Ref

Insp Date

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 171.0-0001-0016.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	959	FV	4,900	0	22,273.	779,600	784,500		Year end	12/23/2021
2021	959	FV	4,900	0	22,273.	779,600	784,500		Year End Roll	12/10/2020
2020	959	FV	4,900	0	22,273.	779,600	784,500	784,500	Year End Roll	12/18/2019
2019	959	FV	5,100	0	22,273.	768,400	773,500	773,500	Year End Roll	1/3/2019
2018	959	FV	5,100	0	22,273.	590,200	595,300	595,300	Year End Roll	12/20/2017
2017	959	FV	5,100	0	22,273.	556,800	561,900	561,900	Year End Roll	1/3/2017
2016	904	FV	5,100	0	22,273.	512,300	517,400	517,400	Year End	1/4/2016
2015	904	FV	5,300	0	22,273.	478,900	484,200	484,200	Year End Roll	12/11/2014

!13234!

PRINT

Date	Time
12/30/21	16:31:00

LAST REV

Date	Time
09/13/19	08:19:53
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13234

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ORDER OF SAINT	23866-214		11/5/1993	Mult Lots	1,010,503	No	No		
	3637-561		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	198183
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/3/2012	849	Renovate	220,000	C				INTERIOR & EXTERIO

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/1997		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
959	Housing, Oth		22273		Sq. Ft.	Site		0	70.	0.50	6									779,555						779,600	

Total AC/HA:	0.51132	Total SF/SM:	22273	Parcel LUC:	959	Housing, Oth	Prime NB Desc	ARLINGTON	Total:	779,555	Spl Credit		Total:	779,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	47 - College		
Sty Ht:			
(Liv) Units:	1	Total:	1
Foundation:			
Frame:			
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:			
Roof Cover:	1 - Asphalt Shgl		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:			
Year Blt:	1993	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	8		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:			
Heat Type:	3 - Forced H/W		
# Heat Sys:			
% Heated:		% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	100

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	20.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	20.8	%

CALC SUMMARY

Basic $ / SQ:	70.00
Size Adj.:	1.00000000
Const Adj.:	0.94000000
Adj $ / SQ:	65.800
Other Features:	6200
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	6200
Depreciation:	1290
Depreciated Total:	4910

COMMENTS

SUB DIVISION 1993.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	65.80
Special Features:	0	Val/Su Net:	
Final Total:	4900	Val/Su SzAd	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:		Total:			
Size Ad		Gross Area		FinArea	

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

171.0-0001-0016.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: